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B.R.A.

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November 25, 2013

Mr. Peter Meade  
Director  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201-1007

Re: Letter of Intent (LOI) to File Project Notification Form (PNF) for Article 80- Large Project Review  
Re: 1505 Commonwealth Avenue, Brighton, MA 02135

Dear Mr. Meade:

Please accept this letter as notice of our intent to file a Project Notification Form (PNF) with the Boston Redevelopment Authority under the Article 80- Large Project Review requirements of the Boston Zoning Code for a new construction multi-family residential development at 1505 Commonwealth Avenue in the Brighton neighborhood of Boston (the "Project"). The Project Proponent is COMMEX LLC.

The Project consists of completely renovating and constructing a new addition to a currently outdated and unsightly medical office building, thereby transforming the site into a first class residential apartment building. Once renovated, the existing five story building will contain forty (40) apartments and the new five story addition will contain forty-five (45) apartments. Due to the peculiar configuration of the site, the apartments will be situated above the existing ground level parking garage, which will be expanded to accommodate ninety-five (95) parking spaces. Amenities will include a community room, indoor trash room and bicycle storage room. Additionally, the Project will comply with the Executive Order of City of Boston Mayor Thomas M. Menino dated February 29, 2000, to provide much needed affordable housing to the area.

The Project is immediately adjacent to an abandoned nursing home at 1501 Commonwealth Avenue, which is slated to be renovated into 57 residential apartment units. The Project also abuts the Fidelis Way Park and the Boston Housing Authority's Fidelis Way Housing Development. The building site comprises approximately 49,140 sq. ft. of land and lies within the MFR-1 multi-family district of the Allston-Brighton Zoning District. Because the existing building comprises 54,000 sq. ft. and the new addition will consist of 58,000 square feet, the Project qualifies for Article 80 Large Project Review. Additionally, the proposed floor area ratio ("FAR") is 2.28, which exceeds the allowed maximum FAR of

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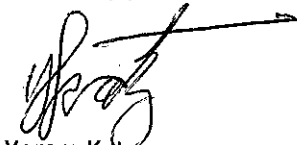
1.0 in the MFR-1 zone of the Allston-Brighton District. Consequently, the Project will also require zoning relief from the City of Boston Board of Appeal in addition to approval under Large Project Review.

In addition to COMMEX LLC, the development team includes David O'Sullivan, AIA of O'Sullivan Architects, Inc., and permitting counsel, Kevin J. Joyce, Esq. of the Doherty Law Offices, LLP. The team will prepare and file a PNF, which will include detailed engineering, transportation, landscaping, and site plans. We anticipate that our PNF will provide the Project with sufficient engineering details to allow us to promptly proceed with filing a Draft Project Impact Report.

We recently met with members of the Brighton Allston Improvement Association to introduce them to the Project and receive their review and community input. Going forward the development team remains strongly committed to working closely with the BRA staff, the Mayor's Office of Neighborhood Services, the Boston Parks and Recreation Department and the Brighton community to ensure that the Project fits in with the extensive planning prepared for this mainly residential area of Brighton.

On behalf of COMMEX, LLC and the development team for 1505 Commonwealth Avenue, we wish to thank you and the staff members of the BRA for your time and thoughtful consideration of the Project during the recent Pre-Review Planning Meeting. We look forward to continuing to work with the BRA as the project moves through the Article 80 Review Process.

Very truly yours,



Yoram Katz  
Manager

cc: Lance Campbell, BRA  
David O' Sullivan, AIA  
Kevin J. Joyce, Esq.  
Kara Segal Ryan, Esq.